



# The Planning Inspectorate

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Horsham District Council  
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Horsham,  
West Sussex,  
RH12 1RL

Your Ref: DC/20/2564

Our Ref: APP/Z3825/W/21/3283648

Date: 15 March 2022

**Sent by email:**

[planning@horsham.gov.uk](mailto:planning@horsham.gov.uk)

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Dear Sir or Madam,

**TOWN AND COUNTRY PLANNING (ENVIRONMENTAL IMPACT ASSESSMENT) REGULATIONS 2017 (SI 571/2017) ('THE EIA REGULATIONS')**

**Appeal by:** Reside Developments Ltd

**Site Address:** Woodfords, Shipley Road, Southwater, RH13 9BQ

I refer to the above appeal. The Secretary of State has considered the application in accordance with Regulation 14 (1) of the above Regulations.

The development proposed, namely, outline application for the erection of up to 73 new dwellings (C3 use) and retention of existing farmhouse building, associated public open space, landscaping, drainage and highways infrastructure works, including vehicular access from Shipley Road with all matters reserved except access, falls within the description at 10(b) of Schedule 2 to the above Regulations. In the opinion of the Secretary of State, having taken into account the criteria in Schedule 3 to the above Regulations, the proposal would not be likely to have significant effect on the environment for the following reasons:

St Leonard's Forest Site of Special Scientific Interest is approximately 6.6km north east of the Proposed Development, and the Proposed Development is within its Impact Risk Zone. The Proposed Development is also within the Sussex North Water Resource Zone, with potential impacts to Arun Valley Special Area of Conservation, Special Protection Area and Ramsar site, approximately 12.2km south west of the development site. Hogwood Ancient Woodland is also adjacent to the Proposed Development, along its north-eastern site boundary. While there may be some localised impacts on the site and the surrounding area as a result of the Proposed Development, these are not likely to give rise to significant environmental effects requiring EIA. There would be no likely significant effects in terms of noise, air quality,

contamination, water resources, ecology, landscape and visual, cultural heritage, or traffic. An EIA process/production of an ES is therefore not required.

**This direction does not affect any duties of the appellant under other legislation, including The Conservation of Habitats and Species Regulations 2017.**

Accordingly, in exercise of the powers conferred on the Secretary of State by Regulations 14(1) and 7(5) of the above Regulations, the Secretary of State hereby directs that this development is not Environmental Impact Assessment (EIA) development.

Under regulation 28(1) of the above Regulations, the relevant planning authority must take steps to secure that this screening direction is placed on the part of the Planning Register which relates to the application in question. I would be grateful if you could do so to ensure that the Secretary of State's view is publicly available.

*(This direction does not affect any duties of the appellant under other legislation, including The Conservation of Habitats and Species Regulations 2017.)*

Yours faithfully,

*Hannah Galvin*

**Hannah Galvin  
EIA Advisor  
(Signed with the authority of the Secretary of State)**

cc: Laura Black (Agent) – [laura.black@tetrattech.com](mailto:laura.black@tetrattech.com)

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